039.0	0005	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,200 /	705,200
					USE VALUE:	705,200 /	705,200
					ASSESSED:	705,200 /	705,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAUTHIER CHARLES/EMILY
Owner 2:	
Owner 3:	
Street 1:	19 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FINN PAUL -
Owner 2:	-
Street 1:	19 WELLESLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 2931 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	320,600		384,600	705,200
Total Card	0.138	320,600		384,600	705,200
Total Parcel	0.138	320,600		384,600	705,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 240.60 | /Parcel: 240.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 26091
GIS Ref:
GIS Ref:
Insp Date: 05/31/17

!3230!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,600	0	6,030.	384,600	705,200	705,200	Year End Roll	12/18/2019
2019	101	FV	245,800	0	6,030.	348,500	594,300	594,300	Year End Roll	1/3/2019
2018	101	FV	245,800	0	6,030.	330,500	576,300	576,300	Year End Roll	12/20/2017
2017	101	FV	214,500	0	6,030.	288,400	502,900	502,900	Year End Roll	1/3/2017
2016	101	FV	214,500	0	6,030.	246,400	460,900	460,900	Year End	1/4/2016
2015	101	FV	213,400	0	6,030.	228,300	441,700	441,700	Year End Roll	12/11/2014
2014	101	FV	213,400	0	6,030.	189,300	402,700	402,700	Year End Roll	12/16/2013
2013	101	FV	213,400	0	6,030.	180,300	393,700	393,700		12/13/2012

PRINT

Date	Time
12/10/20	18:32:13

LAST REV

Date	Time
10/04/18	15:45:37
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3230

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINN PAUL	48013-393		8/18/2006		415,000	No	No		
ZECHER STEPHEN	47288-485		4/18/2006		361,000	No	No		
FERREIRA FERAND	43350-168		7/22/2004		410,600	No	No		
	12964-439		4/22/1976		39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018	1174	Renovate	5,000	C				
6/22/2016	859	Addition	148,497					2ND FL ADDITION SE
3/1/2011	106	Manual	2,648					AIR SEALING & INSU
4/24/2009	270	Re-Roof	4,300					
7/19/2004	650	Redo Bat	6,000			G6	GR FY06	BMT REMODEL, 1 BTH
7/19/2003	637	Demoliti	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2017	Measured	DGM	D Mann
5/31/2017	Permit Visit	DGM	D Mann
2/16/2009	Meas/Inspect	294	PATRIOT
12/12/2006	MLS	MM	Mary M
9/23/2005	MLS	BR	B Rossignol
4/4/2005	Permit Visit	BR	B Rossignol
11/17/2004	MLS	MM	Mary M
3/15/2000	Inspected	276	PATRIOT
2/17/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	26091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	64.	1.00	3									384,577						384,600	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,577 | Spl Credit | Total: 384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.14645386
Const Adj.:	0.99989998
Adj $ / SQ:	108.902
Other Features:	98250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393897
Depreciation:	73265
Depreciated Total:	320632

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

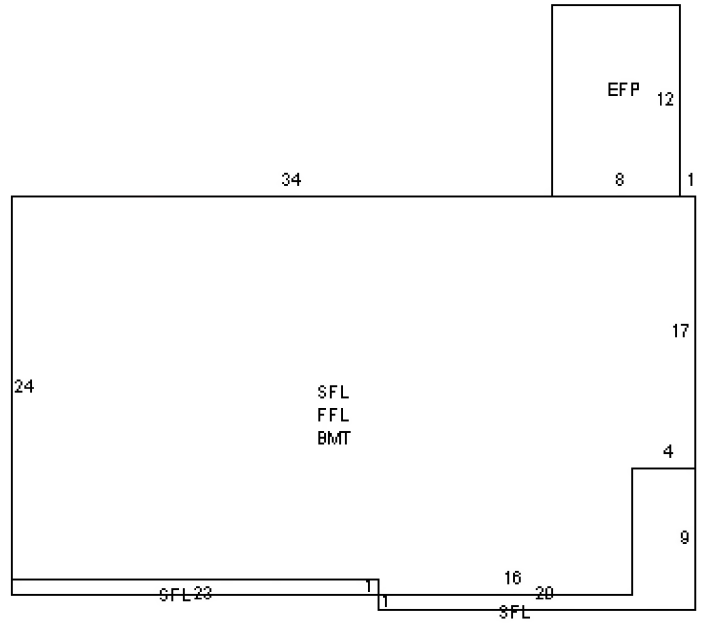
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	108.90
Special Features:	0	Val/Su Net:	99.23
Final Total:	320600	Val/Su SzAd	151.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,095	108.900	119,248
BMT	Basement	1,020	58.810	59,983
FFL	First Floor	1,020	108.900	111,080
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	3,231		Total:		
Size Ad	2115	Gross Are	3658	FinArea	2931

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	